



6 Browns Road

Boston

A well-presented terraced home situated in a popular residential location, conveniently within walking distance of Boston town centre and its excellent range of amenities. The accommodation comprises a comfortable lounge, inner hall, dining room, fitted kitchen and bathroom to the ground floor, with three bedrooms to the first floor. Outside, there is an enclosed courtyard leading to a lawned garden, providing an attractive outdoor space for relaxing and entertaining. Further benefits include gas central heating and double glazing throughout.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

LOUNGE

13' 7" x 11' 5" (4.15m x 3.48m)

Having window to front elevation, coved ceiling, radiator and contemporary style electric fire.

INNER HALL

Having coved ceiling and staircase rising to first floor.

DINING ROOM

12' 0" x 11' 5" (3.65m x 3.48m)

Having window to rear elevation, coved ceiling, radiator and understairs storage cupboard.

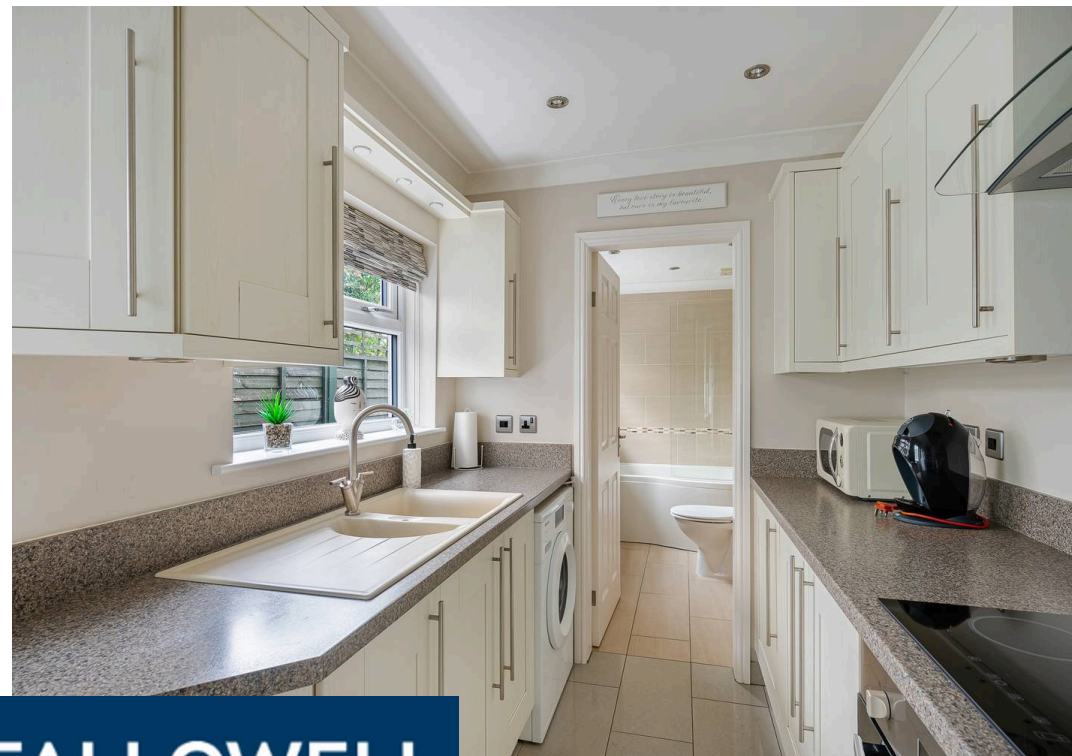
KITCHEN

10' 5" x 6' 6" (3.18m x 1.99m)

Having window & part glazed door to side elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboards over. Further work surface with inset electric hob, integrated electric oven, cupboards & drawers under, cupboards & extractor over.







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BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, heated towel rail, extractor, tiled walls, tiled floor and cupboard housing gas fired combination boiler providing for both domestic hot water & heating. Fitted with a suite comprising: shaped bath with mixer shower fitting & anti-splash screen over, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

BEDROOM ONE

11' 11" x 11' 5" (3.64m x 3.47m)

(max) Having window to front elevation, coved ceiling, radiator and fitted wardrobes to one wall.

BEDROOM TWO

12' 0" x 11' 4" (3.66m x 3.45m)

Having window to rear elevation, coved ceiling, radiator and fitted wardrobes with shelving. Door to:

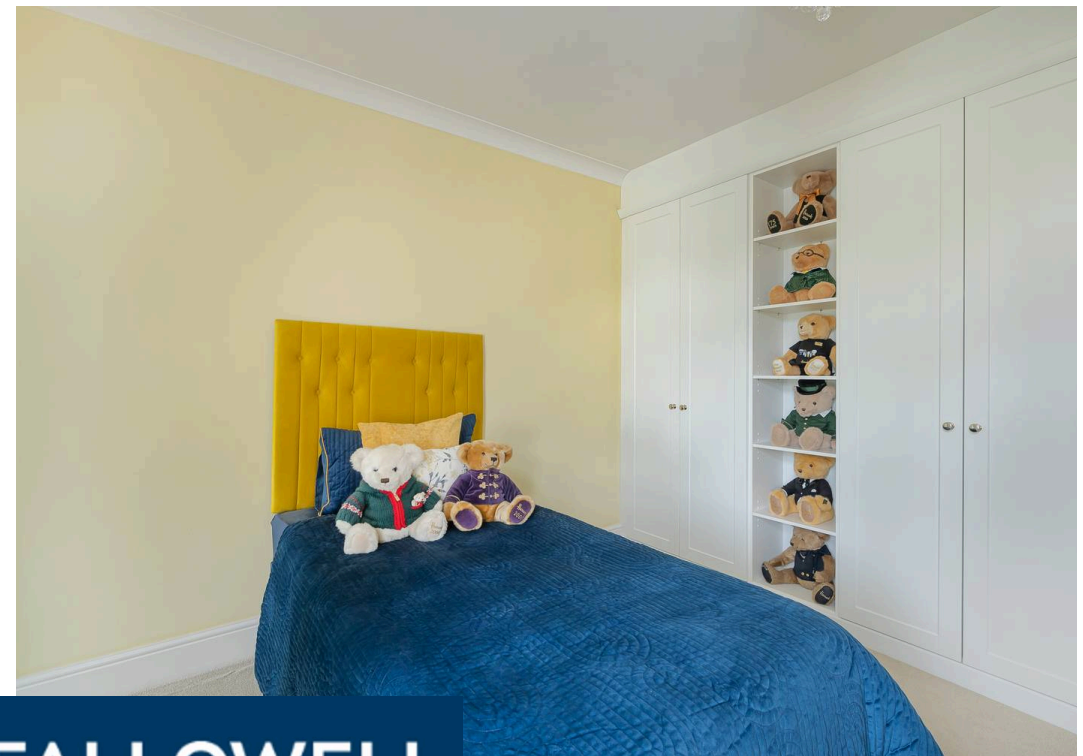
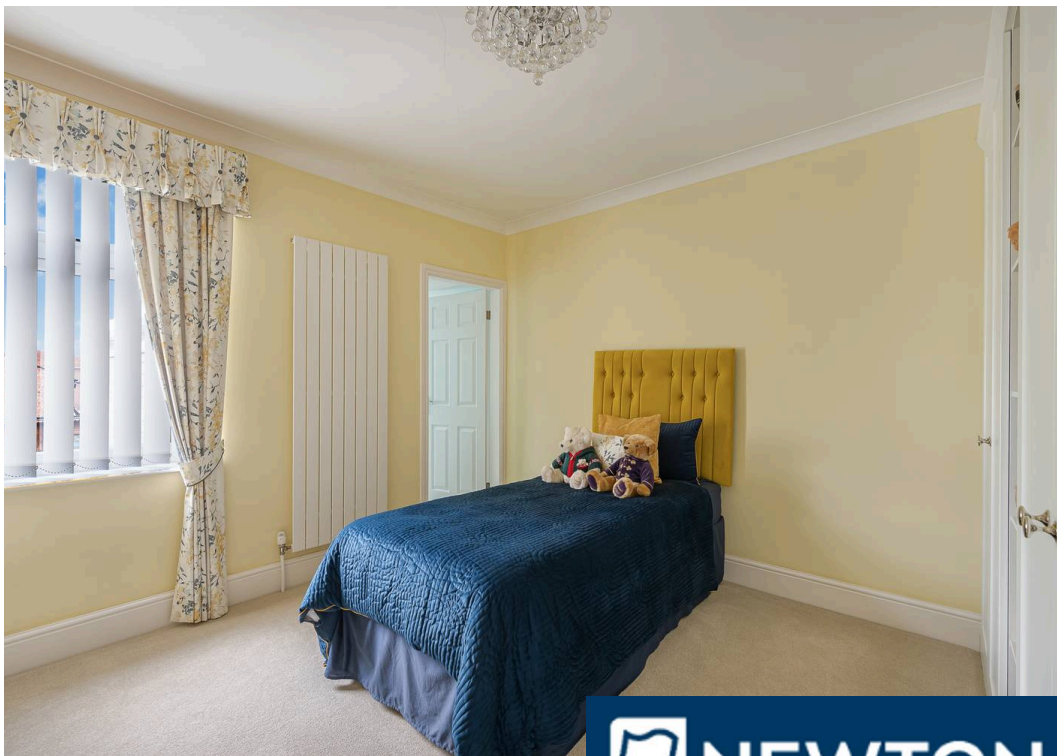
BEDROOM THREE

10' 1" x 6' 5" (3.07m x 1.96m)

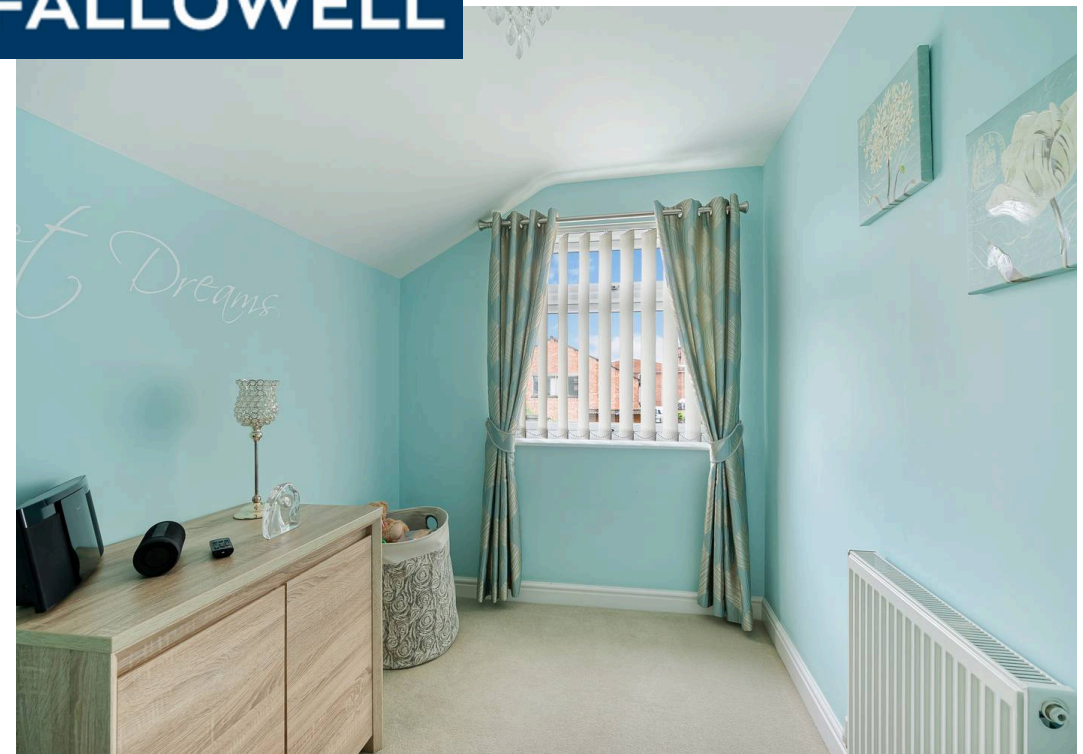
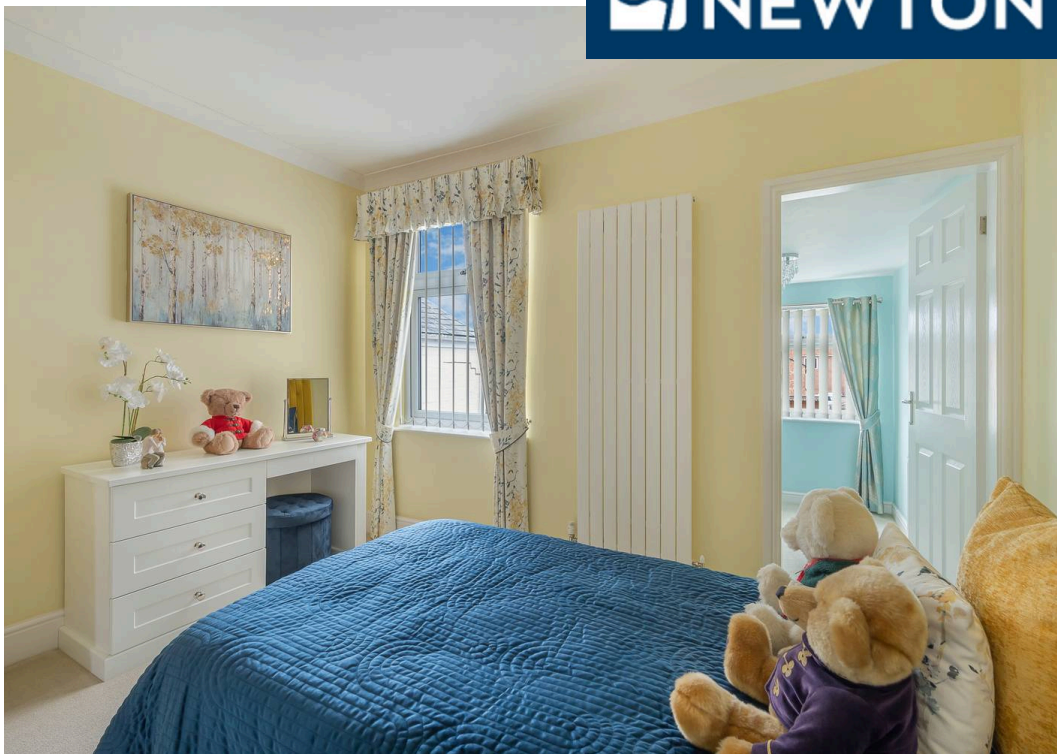
Having window to rear elevation and radiator.



NEWTON FALLOWELL



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EXTERIOR

To the front of the property there is a small enclosed garden with a wrought iron handgate.

REAR GARDEN

To the rear of the property there is an enclosed concrete courtyard and gated access to a shared passageway with a further gate opening to a lawned garden with footpath and a large garden shed.

SERVICES

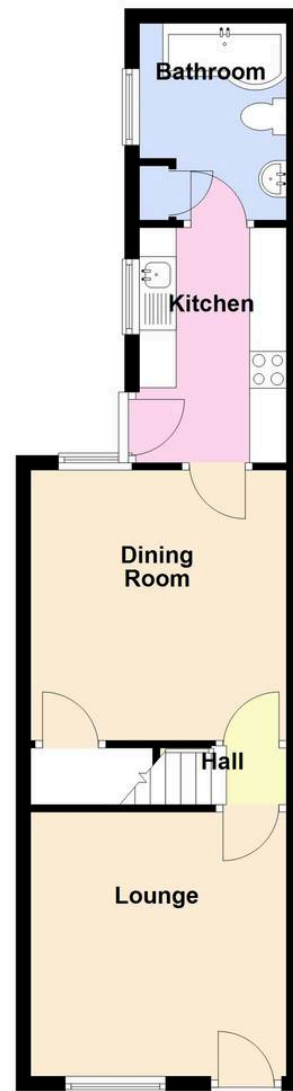
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band A.

LIFETIME LEGAL

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Ground Floor
Approx. 40.9 sq. metres (439.8 sq. feet)



First Floor
Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 76.0 sq. metres (817.8 sq. feet)

Newton Fallowell Estate Agents

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